011.A	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	822,400	/	822,400
USE VALUE:	822,400	/	822,400
ASSESSED:	822,400	/	822,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SWAN ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	ARELLANO JERONIMO & ANUSHKA
Owner 2:	
Owner 3:	
Street 1:	1548 6TH ST
Street 2:	APT 604
Twn/City:	SANTA MONICA
St/Prov:	CA Cntry: Own Occ: N
Postal:	90401 Type:

PREVIOUS OWNER

Owner 1:	VANERNOOT ROBERT -
Owner 2:	MATTHIESSEN ELIZABETH -
Street 1:	2 SWAN ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Stucco Exterior and 1611 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	817,400	5,000		822,400
Total Card	0.000	817,400	5,000		822,400
Total Parcel	0.000	817,400	5,000		822,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.49 | /Parcel: 510.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290153
GIS Ref	
GIS Ref	
Insp Date	04/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.A-0002-0002.0

!15505!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	805,700	5000	.		810,700	810,700	Year End Roll	12/18/2019
2019	102	FV	715,500	5000	.		720,500	720,500	Year End Roll	1/3/2019
2018	102	FV	635,900	5000	.		640,900	640,900	Year End Roll	12/20/2017
2017	102	FV	582,000	5000	.		587,000	587,000	Year End Roll	1/3/2017
2016	102	FV	582,000	5000	.		587,000	587,000	Year End	1/4/2016
2015	102	FV	531,100	5000	.		536,100	536,100	Year End Roll	12/11/2014
2014	102	FV	508,000	5000	.		513,000	513,000	Year End Roll	12/16/2013
2013	102	FV	508,000	5000	.		513,000	513,000		12/13/2012

PRINT

Date	Time
12/11/20	05:13:00

LAST REV

Date	Time
10/17/19	16:44:57

jorourke

USER DEFINED

Prior Id # 1:	8725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANERNOOT ROBER	57982-330		11/30/2011		530,000	No	No		
TIFT ANN B,	55272-244		8/30/2010	Sub Sale	640,000	No	No		
CLIFFORD BRUCE	49842-19		7/26/2007		610,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Mail Update	JO	Jenny O
4/29/2018	MEAS&NOTICE	HS	Hanne S
2/28/2012	MLS	EMK	Ellen K
1/28/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7934																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	32.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.30176902
Const Adj.:	1.01969993
Adj $ / SQ:	391.587
Other Features:	114566
Grade Factor:	1.21
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	856852
Depreciation:	39415
Depreciated Total:	817437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	450.13
Special Features:	0	Val/Su Net:	507.39
Final Total:	817400	Val/Su SzAd	507.39

SKETCH

UnSketched SubAreas:
GLA: 1611,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,611	391.590	630,847

Net Sketched Area:	1,611			Total:	630,847
Size Ad	1611	Gross Are	1611	FinArea	1611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X28	A	GD	1940	23.12	T	30	102			5,000			5,000

More:	N	Total Yard Items:	5,000	Total Special Featues:	Total: 5,000